

## **Former San Jose Medical Center Site Initial Land Use Concepts Summary**

(Draft 4/17/07)

Initial land use concepts identified at the SAC meeting are described below. All include designation of infill single-family residential for the parking lot located north of East St. John Street between N. 15<sup>th</sup> and N. 16<sup>th</sup> Streets.

### **Concept 1 - All Hospital/Health Care**

This concept preserves the existing “Public/Quasi-Public” designation for the entire 11-acre “superblock” bounded by East St. John, East Santa Clara, N. 17<sup>th</sup> and N. 14<sup>th</sup> Streets. The goal of this concept is re-use of the entire site for a new hospital/health care facility, similar in function to the former San Jose Medical Center.

Land use pros (+) and cons (–) are:

- (+) Maintains anchor use for ESC Street health care-oriented businesses
- (+) Significant new investment/facilities would support land values and surrounding investment
- (+) Transit and walk-in accessibility for Downtown community; reduces length of vehicle trips
- (+) Supports local medical office businesses, building occupancies
- (–) Scale of development, traffic could impact nearby residential properties
- (–) Creates large gap in ESC Street commercial frontage
- (–) Facility type not geared to take advantage of proximity to Coyote Creek open space
- (–) Could block through-access from neighborhood to ESC Street
- (–) Hospital/health care land use not guaranteed by P/Q-P land use designation i.e., site could remain vacant or be developed with non-health care use

### **Concept 2 – Hospital/Health Care and Seniors Housing**

This concept preserves the southerly half-block for Public/Quasi-Public land use and designates the northerly half-block for seniors-related housing. Based on SAC discussions, this could be a Continuing Care Retirement Facility (CCRC), or seniors housing without a health care component.

The goals of this concept are to: a) provide for a new hospital/health care facility, b) accommodate local demand for seniors living facilities, and c) buffer neighborhood areas to the north. This concept provides for through-block pedestrian- and bicycle-only access along 15<sup>th</sup> and 16<sup>th</sup> Streets. This would connect neighborhood areas north of the site to East Santa Clara Street along the lines of the original street grid, while protecting it from cut-through traffic.

Land use pros (+) and cons (–) are:

- (+) Same as Concept 1
- (+) CCRC could benefit from proximity to Health Care
- (+) CCRC is a quiet, low trip-generating use; i.e., could accommodate significant density, support ESC Street businesses if a mix of independent living and life care residences.
- (+) CCRC could benefit from proximity to Creek, park
- (+) Supports local medical office businesses, building occupancies
  
- (–) Depending on design/orientation, CCRC may not be best complement to single family on E. St. John Street
- (–) Hospital sirens, noise, service could impact CCRC
- (–) Potential for redundant services depends on how the two development types are programmed
- (–) Requires demolition of all site facilities to proceed; may be difficult to phase
- (–) Hospital/health care land use not guaranteed by P/Q-P land use designation i.e., site could remain vacant or be developed with non-health care use

### **Concept 3 – Hospital/Health Care, Townhouse Residential, Frontage Mixed-Use**

This concept retains the P/Q-P designation for a 5-acre area in the southwest portion of the block, adjacent to the Chavez office building.

The goals of this concept are to: a) provide for a new hospital/health care facility, b) incorporate residential development complementary in scale to adjacent neighborhood areas, and c) provide for locally-oriented commercial and residential along East Santa Clara Street. Similar to Concept 2, this concept provides for through-block pedestrian- and bicycle-only access along the alignment of 15<sup>th</sup> and 16<sup>th</sup> Streets.

Land use pros (+) and cons (–) are:

- (+) Same as Concept 1
- (+) Townhouse residential a good complement to nearby single family
- (+) Potential to phase east third of site independent of rest (independent of demo, etc.)
- (+) Residential/commercial mixed-use development (MXD) helps animate ESC Street, promote business activity, etc.
- (+) Townhouse, apartment residents benefit from proximity to Creek and park
- (+) Supports local medical office businesses, building occupancies
  
- (–) Hospital noise, transition, etc, similar to Concept 2
- (–) Corner MXD site may be small for stand-alone project
- (–) Hospital/health care land use not guaranteed by P/Q-P land use designation

i.e., site could remain vacant or be developed with non-health care use

#### **Concept 4 – Mixed-Use Frontage w/Health Care, Stepped-Density Residential**

This concept provides for health care use on a one- to two-acre area at the southwest corner of the site. It is assumed the health care use would provide primary and urgent care clinic facilities in a multi-story, street-fronting building, perhaps with additional medical office space. Mixed residential-over-storefront commercial development extends east along the E. Santa Clara to N. 17<sup>th</sup>. Building heights would step down from south to north, from residential-over-commercial along E. Santa Clara, to multi-unit residential development mid-block, to townhouses along East St. John Street.

The goals of this concept are to: a) provide for a new health care facility in the near term, b) incorporate significant residential development that supports revitalization of the E. Santa Clara NBD, and c) provide for a stronger NBD frontage East Santa Clara Street. Similar to Concept 2, this concept provides for through-block pedestrian- and bicycle-only access along the alignment of 15<sup>th</sup> and 16<sup>th</sup> Streets.

Land use pros (+) and cons (–) are:

- (+) Maintains health care use; similar benefits but reduced from Concept 1
- (+) Stepping down intensity from frontage to the north/neighborhood area, allows for mix of housing types, variety of incomes, tenants, etc.
- (+) Expanded commercial w/MXD more developable, will strengthen ESC Street NBD
- (+) Similar housing/variety benefits to Concept 3
- (+) Potential to incorporate clinic in continuous NBD frontage
- (+) Offers significant market-based potential for property development, from which subsidy of clinic may be derived.
- (–) Similar to other concepts with transition use impacts, but reduced
- (–) Full-service hospital not envisioned
- (–) Health care land use not guaranteed by P/Q-P land use designation  
i.e., site could remain vacant or be developed with non-health care use

#### **Concept 4a – Mixed-Use Frontage w/Stepped-Density Residential, Health Care on Alternate Site**

This concept designates an alternate site – such as the Chavez office building or other nearby property – for community-oriented clinic facilities. Similar to Concept 4, mixed residential-over-storefront commercial development would extend along the E. Santa Clara from N. 14<sup>th</sup> to N. 17<sup>th</sup>. Building heights would step down from south to north, from residential-over-commercial along E. Santa Clara, to multi-unit residential development mid-block, to townhouses along East St. John Street.

Land use pros (+) and cons (-) that differ from Concept 4 are :

- (+) Implicit assumption that funding and operator for community clinic is established
- (+) Offers most market-based potential for property development, from which subsidy of clinic may be derived.

### **Concept 5 - Land Bank**

This concept designates the entire 11-acre superblock for City acquisition. The goal of this concept is to actively promote development of a Downtown-oriented hospital and supporting medical facilities that reflect current demand and potentials for future Downtown growth.

Land use pros (+) and cons (-) are:

- (+) Maintains flexibility, future potential for Downtown hospital and supporting health care facilities
- (-) In the meantime, vacant, deteriorating facility pulls down surrounding property values, rents, tenants, with significant negative impact on neighborhood and NBD
- (-) Cost for land acquisition of entire site very high, a speculative investment for very specific land use(s)

### **Concept 6 – Partial Land Bank**

This concept designates the westerly 3.5 acres for City acquisition, with the remainder of the site designated for frontage mixed-use and “stepped density” residential per Concept 4. The goals of this concept are to: a) actively promote development of a small, Downtown-oriented hospital, b) provide housing and frontage commercial to support revitalization of the NBD.

Land use pros (+) and cons (-) are:

- (+) Similar to Concepts 3 and 4 re: variety of housing types
- (+) Similar to Concept 4 re: benefits MXD frontage
- (-) Smaller land bank area reduces negatives of vacant land associated with Concept 5.
- (-) Costs for land acquisition, speculative investment for very specific land use(s)

### **Concept 6a – Health Care w/Land Bank**

This concept is a hybrid of Concept 6 and Concept 4. It designates a one- to two-acre area at the southwest corner of the site for primary and urgent care clinic facilities in a multi-story, street-fronting building, plus land bank/acquisition of additional land along N. 14<sup>th</sup> Street for

expansion of health care facilities at some point in the future. Similar to Concept 4, Mixed residential-over-storefront commercial development extends east along the E. Santa Clara to N. 17<sup>th</sup>. Building heights would step down from south to north, from residential-over-commercial along E. Santa Clara, to multi-unit residential development mid-block, to townhouses along East St. John Street.

Land use pros (+) and cons (–) are:

- (+) Similar to Concepts 3 and 4 re: variety of housing types
- (+) Similar to Concept 4 re: benefits MXD frontage
- (–) Smaller land bank area reduces negatives of vacant land associated with Concept 6.
- (–) Full-service hospital not envisioned
- (–) Costs for land acquisition, speculative investment for very specific land use(s)